

PURPOSE OF THE MUNICIPAL SERVICE BENEFIT UNIT PROGRAM

The Seminole County Board of County Commissioners' Municipal Service Benefit Unit (MSBU) Program provides property owners in unincorporated areas with an opportunity to acquire essential improvements.

Chapter 125.01(q)1 of the Florida Statutes authorizes the Board of County Commissioners to provide for the establishment, merging, or abolishment of MSBUs for any part or all of the unincorporated area of the County. Consistent with Chapter 125, Florida Statutes, only public property can be improved upon or maintained by an MSBU.

Under the MSBU Program, communities may apply and petition to establish MSBU Districts for essential improvements, such as; road paving and drainage, water service, sidewalks, aquatic weed control, solid waste collection and disposal, street lighting and neighborhood wall reconstruction. Board of County Commission approved guidelines detail procedures for creating MSBU districts. Financing for a project is arranged through the County, and repayment for project costs is collected through the district property owners' annual tax bills in the form of an annual non-ad valorem assessment. The method of assessment varies for each type of MSBU, such as; per lot, per homesite, per front foot, per acre, etc., and assessment terms vary from one year to ten years. Assessments are collected annually until the lien is satisfied. Maintenance districts for landscaping and aquatic weed control are continuous.

Seminole County's first MSBU District was established in 1972 and provided street lighting services to a single subdivision. Since that time, the street lighting districts have increased to a total of 356 active districts for FY02/03. In FY02/03, receipt of 6 new district applications and 15 district upgrades are anticipated.

In May 1994, a Solid Waste Collection and Disposal MSBU District was established. All residential properties located within the unincorporated area of Seminole County benefit from the services provided through this MSBU. Over 60,000 properties participate in the Solid Waste Collection and Disposal MSBU.

Other active MSBU districts encompass nine projects including three road paving and drainage projects, three water service projects, two aquatic weed control projects, and one landscape maintenance project. The creation of a Wall Reconstruction MSBU is projected for FY02/03. Consideration for other projects will be offered throughout the fiscal year as applications are received.

As of the beginning of FY02/03, the MSBU Program customer service capabilities were extended to include on-line communications and the availability of on-line requests for Solid Waste service option changes through the MSBU Program website.

